

HOUSING UNITS CREATED UNDER THE AFFORDABLE HOUSING REQUIREMENTS OF ZONING BY-LAW: SECTION 4.08 (formerly Section 4.40)

updated 4/4/11

Project	ZBA Case	Developer/Owner	Project Description	Affordability Requirements (% is in relation to metropolitan area median income)	Current Status
Goddard House in Brookline (165 Chestnut St.)	3303 10/20/95	Goddard House (ADS & National Dev't)	115 new assisted housing apts., including 40 special care units	<u>17</u> units: 4 for <50%, 9 for <80%, and 4 for rent to <100% elders	Occupied 1997
Longwood Towers (20 Chapel St.) Avalon Colchester (1470 Beacon St.)	3318 10/25/96 3318C 8/11/00	AvalonBay; sold to TIAA AvalonBay; sold to Princeton Properties	Conversion of basement & comm'l space in residential high-rise to 26 rentals. Owner returned to ZBA to transfer part of 15% (4 unit) obligation from Longwood Towers to Avalon Colchester, a 57 unit rental property at 1470 Beacon St. Subsequent owner returned to ZBA to allow for sale of 2 remaining units at Longwood Towers as condos.	Longwood Towers: <u>2</u> 2br for rent to <100% (first sold for \$191,000) with 1470 Beacon St. <u>4</u> units: 1 studio and 3 1brs, 3 for rent to <50% and 1 for rent to <80% households	Occupied as rentals 2000; Longwood Tower units as condos 2007, 2009
Longyear Estates (120 Seaver St.)	3349 12/4/96	Cortland Properties (John Sullivan, Bob Roth)	Conversion of museum and new construction of 49 luxury condos on Fisher Hill	12-20 off-site units, with number dependent upon size of units and income level served. Developer purchased and rehabbed 6 -unit bldg, selling 6 3br condo units to <80% families selected by lottery for \$116,000 each. Also provided \$1.1 million to Caritas Communities, Inc. to develop 14 -room SRO at 1876 Beacon Street for rent to mix of incomes: 3 < 60%, 8<80%, 3<100%.	Condos occupied 4/99 SRO occupied 11/03
Kendall Crescent (Cypress, Franklin & Kendall Sts.)	3525/ 3525A 5/25/99	Parencorp (Hurwitz & Diamond)	Town-owned garage and school, transferred, subject to rfp process for: 14 condos in 13 new townhouses; new 4 condo bldg.; conversion of school for 17 condos; conversion of garage for commercial use	<u>5</u> units: 4 <80% units: 1 & 2br units in Sewell School (\$94,800, \$111,600) 1 & 2br units sharing a townhouse (\$99,000, \$116,500) 1 <100% accessible 2br in Franklin St. Residences (\$149,800)	Occupied: 12/00 8/01 6/02
77 Marion St.	3571 1/21/00	Marion St. Trust (The Nordblom Co.)	New 44 unit mid-rise rental on existing developer-owned parking lot near Coolidge Corner, sharing site with 7 unit building at 1405 Beacon St.	<u>4</u> <50% rental units: 2 1brs and 1 2br in new bldg; no more than 1 2br (w/o Director's permission) at 1405 Beacon St. Priority to Section 8 voucher holders permitted	Occupied 2002
The Lofts at Brookline Village (74 Kent St.)	3584 3/17/00	Resource Capital Group (Alex Steinbergh)	Demolition of majority of commercial building in Brookline Village; mostly new construction of 21 loft-style condos in four buildings	Owner maintaining <u>2</u> condos (3br and 4br) for rent to <50% tenants, with priority to Sec. 8 voucher holders permitted; when sold, Town has right of first refusal, priced for < 80% buyers	Occupied 2001
Cypress Lofts (110 Cypress St.)	3653 4/12/01	Resource Capital Group (Alex Steinbergh)	Rehab of commercial building on Cypress for 2000 sq ft of office space; new 45 unit condo on Boylston Place	Owner maintaining <u>5</u> units (3-2br, 2-3br) for rent to <50% tenants with Section 8 certificates with priority to Sec. 8 voucher holders permitted; when sold, Town has right of first refusal, priced for < 80% buyers	Occupied 10/04
The Hammonds (630 Hammond St.)	3648 4/5/01	Woodland Dev't (John Sullivan)	New 23 unit condo on east side of Hammond St. at Heath St.	<u>3</u> 2br condos for <100% families (\$185,900)	Occupied 5/03
Park Place Condominium (55 Park St.)	3685 11/29/01	Secured Realty (Doug Freeman)	Voluntary on-site units in new 9-unit condo at Park & Auburn Streets, in return for variances	<u>2</u> small condos – studio (\$147,000) and 2br (\$175,000) for <80% buyers	Occupied 10/05
75-81 Boylston St.	3702 2/7/02	Moshe Ariel	Voluntary on-site unit in new/renovated, mixed use project in return for variances to build 5 residential units over commercial building	<u>1</u> unit (2 or 3 bdr) for rent to <80% family, with priority to Sec. 8 voucher holder permitted; when sold, Town has right of first refusal, priced for < 80% buyers	Occupied 2005

St. Paul Crossing (2-14 St Paul St.)	020035 8/22/02	Raymond Property Company	New 49 unit condo in rear lot near intersection of St. Paul & Aspinwall	<u>8</u> condos with 14 bedrooms: 5 2br sold to <80% buyers (\$157,000); 1 2br (\$198,000) & 2 1brs (\$167,000) sold to <100% buyers (with a payment <u>from</u> the Town of \$75,000)	Occupied 8/04
323 Boylston St.	030025 7/17/03	Resource Capital Group (Alex Steinbergh)	New 29 unit condo, coordinated with 110 Cypress St.	<u>4</u> condos, 3 2brs sold to <80% buyers (\$173,000) and 1 3br sold to <100% buyer (\$253,000)	Occupied 8/06
Putterham Place (900-916 West Roxbury Pkwy, 6 Woodcliff Road)	030058 2/5/04	Bob Basile	Voluntary on-site units in new 11 unit rental, including 9 new single family attached/detached units & rehab of single family parish house into 2 units, in return for variance.	<u>2</u> 2brs units for rent to <100% buyers	Occupied 12/04
Winchester Arms (75 Winchester St.)	030061 2/19/04	Ron Simons	Voluntary on-site unit in 11 unit condominium	<u>1</u> 3br unit sold to <100% buyer (\$246,000); plus cash payment to the Town of \$75,000.	Occupied 6/05
Hammondswood (629 Hammond St.)	050015 8/3/05	Boston Development Group	New 59 unit condo	<u>9</u> units: 8 2br s, 6 for sale to <80% buyers (\$171,800) and 2 for sale to <100% buyers (\$216,100); 1 3br for sale to <100% buyer (\$238,600)	Occupied 7/08
Sewall Arms (150 St. Paul St.)	050058 3/17/06	Ron Simons	4 unit condo w/21 new units (new building, gutting & reconstruction of existing multifamily building, & restoration of lodging house to 3 units)	<u>3</u> units: 2 2brs for sale to <80% buyers (\$166,700); 1 2br for sale to <100% buyer (\$211,000)	Occupied 5/08
The Parkway 310 Hammond Pond Pkway	070066 3/18/08	Ron Simons	New 16 unit condo project	<u>2</u> units: 2 3brs for sale to <80% buyers (est. \$192,300)	Occupied 6/11
109-115 Sewall Ave	080029 4/16/09	Jeff Feuerman	Voluntary on-site in project with 7 existing & 9 new units	<u>2</u> units: 1 1br and 1 2br for sale to <80% buyers	In construction
Hammond Pond Place 327 Hammond Pd Pkwy	090022 2/25/11	Chestnut Hill Realty/ Ron Simons	New 27 unit condo in project also including 2 single-family homes	<u>4</u> condos: 2 2br and 2 3brs for sale; 3 for <80%; 1 for <100%	In pre-development
1842 Beacon/Englewood Condominiums	9/ /11	Boston Development Group	New 20 unit condo in early application process.	<u>3</u> condos: 3 2br condos; 2 for <80% ; 1 for <100%	In pre-development